

LAND DIVISION STATEMENT
Owner's Certificate

I hereby certify that I am the record owner, as shown on the latest equalized County assessment of the property shown on the Tentative Parcel Map. All of my contiguous ownership within and beyond the boundaries of the tentative parcel map is shown. The basis of creation of the lots in my ownership (e.g. parcel map, final map, certificate of compliance, recorded deed before 2/1/71) as indicated on the Tentative Parcel Map. I understand that property is considered as contiguous even if it is separated by roads, streets, utility easements or railroad right-of-way. "Freeway" as defined in Section 23.5 of the Streets and Highways Code, shall not be considered as roads or streets.

I further certify that I will not, by this application, create or cause to be created, or will not have participated in the creation of more than four parcels on contiguous property unless such contiguous parcels were created by major subdivision. For purposes of this certification, the term "participated" means having cooperated with or acted in a planning, coordinating or decision-making capacity in any formal or informal association or partnership for the purpose of dividing real property.

I certify under penalty of perjury that the foregoing is true and correct.

Executed this 1st day of April, 2004, at Valley Center, California.
(ALL OWNERS MUST SIGN)

Steven J. Souris, Trustee June D. Souris, Trustee
STEVEN J. SOURIS, TRUSTEE JUNE D. SOURIS, TRUSTEE

OWNER: STEVEN J. SOURIS AND JUNE D. SOURIS, TRUSTEES OF THE SOURIS FAMILY
TRUST DATED 6/21/85
ADDRESS: P.O. BOX 1798
VALLEY CENTER, CA 92082
PHONE: (760) 749-6319

- Complete Tax Assessor's Parcel Number is 189-012-68
- PORTION OF S.E. QUARTER OF SECTION 18, T.11S. R.1 W. S.B.M., being PARCEL 'B' of Certificate of Compliance recorded 10-25-02 as File No. 2002-0939938 of O.R., together with Parcel 4 of Parcel Map 3412, recorded 1-16-75 as File No. 75-011272, All in the County of San Diego, State of California. See Record of Survey No. 18117 recorded 1-9-04.
- General Plan Regional Category: EDA
- Community/Subregional Plan Area: Valley Center
- Land Use Designation(s): "17" Estate
- Existing zoning:
TRA 94075
GRADING: SEE PLAN.
ALL GRADING WILL COMMENCE WHEN FINAL MAP AND ROAD PLAN ARE COMPLETED IN THE FUTURE
PROPOSED USE:
SINGLE FAMILY RESIDENTIAL
TOPO:
PROVIDED BY ZENITH AERIAL, INC.
SCANNED BY SCANTECH
- Associated Permits: Certificate of Compliance B/C02-0135
- Location and status of existing legal access to subject property from a publicly maintained road. (i.e. recorded easement, unrecorded easement - identify and specify width): a 40' recorded private road easement (un-named) to Calle de Vista, a 60' recorded private road easement to Valley Center Road, a 60' public road.
- Water Source/Water District: Valley Center Municipal Water District
- Septic/Sewer District: Septic HDP# VPM 034
- Fire District: Valley Center Fire Protection District
- School District(s): Valley Center-Pauma Unified School District.

USE REGULATIONS	A-70
NEIGHBORHOOD REGS.	L
Density	25 AC
Lot Size	4 AC
Building Type	C
Max Flr Area	-
Flr Area Ratio	-
Height	C
Coverage	-
Setback	C
Open Space	-
SPECIAL AREA REGS.	-

SAME
Signature of applicant (if not owner)

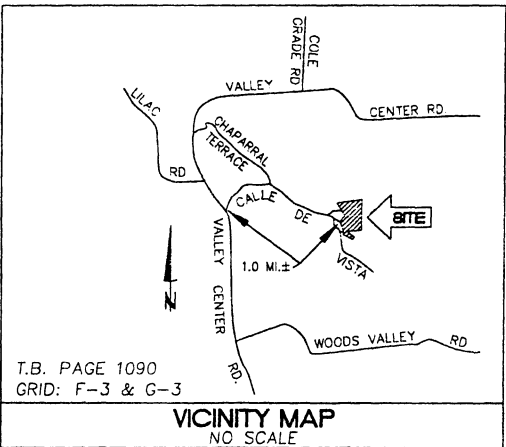
Name SAME
Address:
Phone:

Wynn Engineering, Inc.
Signature of person who prepared the tentative parcel map.
Name: Wynn Engineering, Inc.
Address: 27315 Valley Center Road
Valley Center, CA 92082
Phone: (760) 749-8722
License/Reg. No. C043202

"ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING/COMMERCIAL/INDUSTRIAL UNIT ALLOWED BY THIS SUBDIVISION (WITH EXCEPTIONS OF PARCEL(S) _____."

CALIF. COORD. INDEX: 378-1761

TENTATIVE PARCEL MAP 20820



EACH PARCEL IS APPROVED FOR A STANDARD SEPTIC TANK CONNECTED TO 3 FEET OF TILE DRAIN FIELD TO SERVE A THREE-BEDROOM DWELLING: PROVIDED THE ORIGINAL SOIL IS NOT DISTURBED IN ANY WAY, SUCH AS CUTTING, FILLING OR RIPPING. THIS DOES NOT CONSTITUTE APPROVAL FOR COMMERCIAL ESTABLISHMENTS.

DATA AND RECOMMENDATION IN THE NAME OF STEVE SOURIS BY: GARY WYNN C043202

PARCEL NUMBER	LEACH LINE FOOTAGE	TRENCH DEPTH FOOTAGE	ROCK UNDER PIPE FOOTAGE
1	400'	3'	1'
2	400'	3'	1'
3	EXISTING	SFD	-
4	400'	3'	1'
-	-	-	-

GARY ERBECK, DIRECTOR, DEPARTMENT OF ENVIRONMENTAL HEALTH BY: N. SEARING DATE: 9-18-06

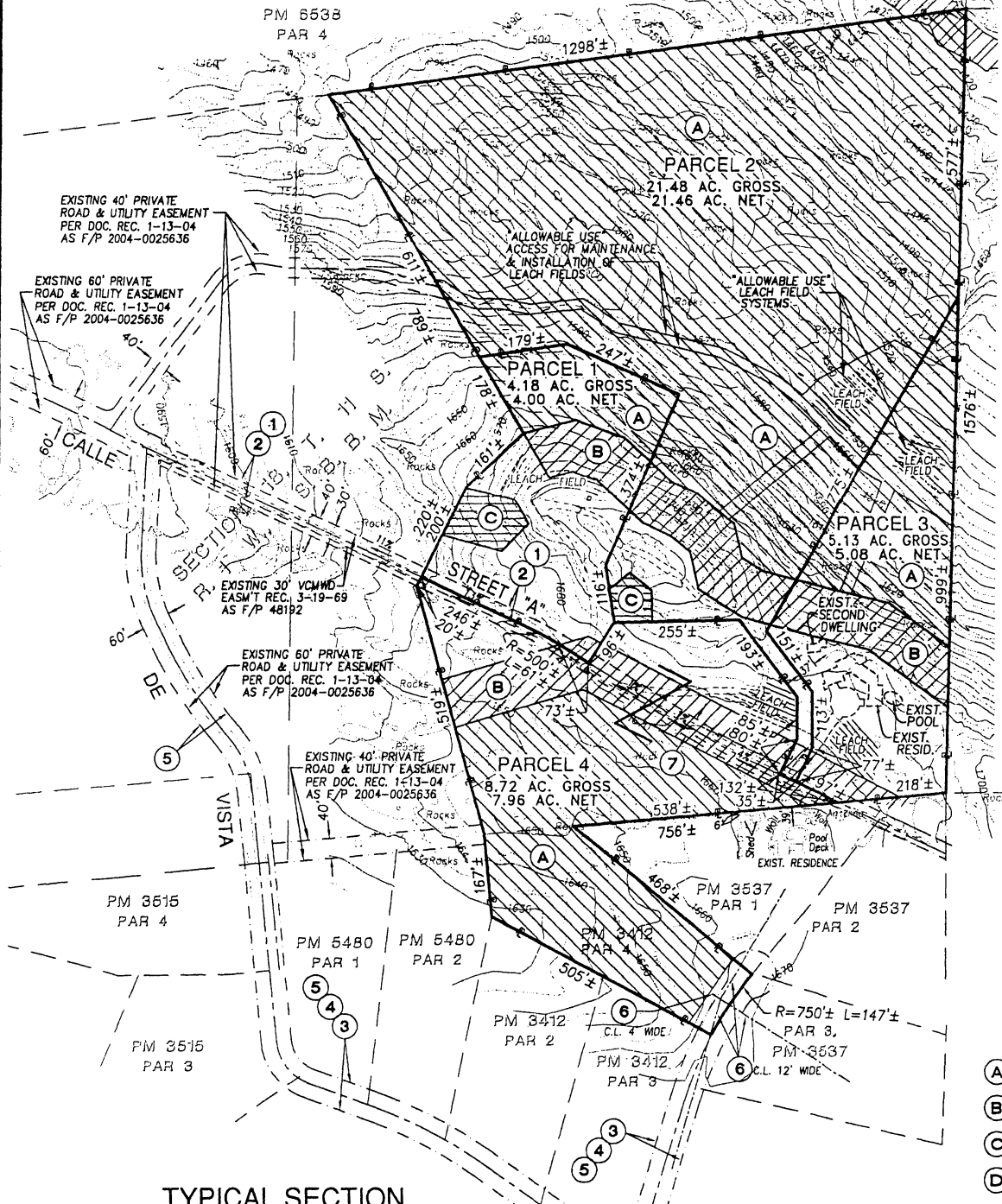
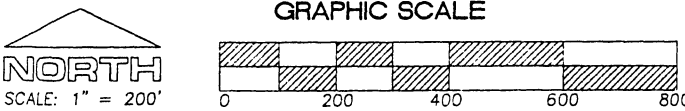
ALL PARCELS SHALL HAVE A LAYOUT OF THE SEWAGE DISPOSAL SYSTEM, PROPOSED STRUCTURES, CUTS AND FILLS APPROVED BY THE SAN DIEGO DEPARTMENT OF ENVIRONMENTAL HEALTH PRIOR TO THE APPROVAL OF THE BUILDING PERMIT AND/OR ISSUANCE OF A SEPTIC TANK PERMIT. AN ADDITIONAL EXPANSION AREA OF 100% OF THE INITIAL TILE AREA SHALL BE PROVIDED BY GRAVITY FLOW FOR THE POTENTIAL EXPANSION IN THE EVENT OF FAILURE.

THIS CERTIFICATION DOES NOT IMPLY ALL CONDITIONS PURSUANT TO THE RESOURCE PROTECTION ORDINANCE AND THE GROUNDWATER ORDINANCE HAVE BEEN MET. THE DEPARTMENT OF PLANNING AND LAND USE SHOULD BE CONSULTED REGARDING THE APPLICATION OF THESE ORDINANCES RELATIVE TO THIS PROJECT. ANY RESULTANT CHANGES TO THE SEPTIC SYSTEM DESIGN(S) MUST BE RE-EVALUATED BY THE DEPARTMENT OF ENVIRONMENTAL HEALTH.

ALL STRUCTURES SHALL HAVE 100 HORIZONTAL FEET OF FIRE BUFFER. ALL DRIVEWAYS SHALL HAVE 20 HORIZONTAL FEET OF FIRE BUFFER. ALL PRIVATE EASEMENT ROADS SHALL HAVE 16 HORIZONTAL FEET OF FIRE BUFFER. ALL FIRE BUFFERS SHALL BE MAINTAINED TO THE SPECIFICATIONS OF THE VALLEY CENTER FIRE PROTECTION DISTRICT.

- (A) PROPOSED BIOLOGICAL OPEN SPACE EASEMENT
- (B) PROPOSED LIMITED BUILDING ZONE EASEMENT
- (C) PROPOSED STEEP SLOPES OPEN SPACE EASEMENT
- (D) 100-YEAR FLOOD LINES OF INUNDATION

- (1) EXISTING 30' VALLEY CENTER MUNICIPAL WATER DISTRICT EASEMENT PER F/P NO. 48192 REC. 3-19-69 OF O.R.
- (2) EXISTING 30' PRIVATE ROAD AND UTILITY EASEMENT PER F/P NO. 12956 REC. 1-18-72 OF O.R.
- (3) EXISTING I.O.D. REAL PROPERTY FOR ROADWAY PURPOSES GRANTED TO THE COUNTY OF SAN DIEGO PER F/P NO. 73-310686 REC. 11-06-73 OF O.R.
- (4) EXISTING VALLEY CENTER MUNICIPAL WATER DISTRICT EASEMENT PER F/P NO. 74-096897 REC. 4-17-74 OF O.R.
- (5) EXISTING PRIVATE ROAD AND UTILITY EASEMENT PER F/P NO. 74-225010 REC. 8-19-74 OF O.R.
- (6) EXISTING SAN DIEGO GAS & ELECTRIC EASEMENT PER F/P NO. 75-354637 REC. 12-16-75 OF O.R.
- (7) PROPOSED 40' PRIVATE ROAD & UTILITY EASEMENT



TYPICAL SECTION
STREET 'A' - EXISTING PRIVATE ROAD
NO SCALE

